

NEW STUCCOED BLOCK EQUIP ENCLOSURE
(MAX 6'2" TALL & RETAINING)

NEW CONCRETE STEPS

NEW WOOD DECK W/ CABLE RAILING
(DETAILS SHIT. 2)

EXISTING RETAINING WALL

NEW 16" HIGH STUCCOED FIRE PIT
W/ CONC. CAP - SEE DETAILS SHIT. 2

EXISTING CHAINLINK FENCE

NEW 'SAND' FINISHED CONCRETE PAVING
W/ SLOPED JOINTS (SLOPE TO PLTG. AREAS)

NEW 'SAND' FINISHED CONCRETE STEPS -
SEE SECTION 'B-B' SHIT. 2

NEW NOS 837 8" CHANNEL DRAIN GRATE
(CONNECT TO DRAINAGE SYSTEM W/ 6" SDR 35 PVC DRAINLINE)

NEW WOOD GATES (5'0" TALL @ DRIVE)
6'2" @ ENTRY WALK - SEE ELEVATION SHIT. 2

NEW STUCCOED BLOCK TRASH ENCLOSURE
(MAX 6'2", MIN 5'0" TALL) PER PVE STD. DETAIL

NEW
OVERFLOWING UPN FOUNTAIN - SEE
DETAIL SHIT. 2

NEW 'SAND' FINISHED CONCRETE DRIVE &
WALKWAY IN CITY R.O.W. - PER PUBLIC WORKS STD.

NEW CONCRETE APPROACH - PER PUBLIC
WORKS STANDARD DETAIL

EXISTING CHAINLINK FENCE

NEW POOL & SPA WALLS W/ STUCCO
EXTERIOR FINISH & P.I.P. CONC. CAP

NEW WOOD DECK W/ CABLE RAILING
(SEE DETAILS SHIT. 2)

NEW 'SAND' FINISHED CONCRETE
STEPS & PAVING W/ SLOPED JOINTS

NEW COOK CENTER - SEE DETAILS
SHIT. 2

NEW NOS. 91736 4" SATIN CHROME
PECK DRAIN GRATE (TOP 5 TOTAL)
(CONNECT TO DRAINAGE SYSTEM
W/ 6" SDR 35 PVC DRAINLINE)

NEIGHBOR'S WOOD FENCE

NEW 5'0" HIGH BLACK VINYL
COATED CHAINLINK FENCE & GATE

NEW STUCCOED 12" BLOCK WALLS
W/ P.I.P. CONC. CAPS (SEE SECTION/
ELEVATION 'B-B' SHIT. 2)

NEW STUCCOED BLOCK WALL - PER
P.V.E. STD. DETAIL (MAX 6'0" TALL,
NO CAP)

NEIGHBOR'S BLOCK WALL

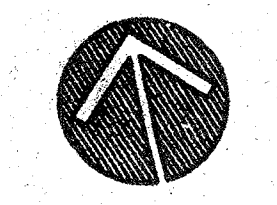
LEGAL DESCRIPTION: LOT 16, BLOCK 1402, TRACT 7330

LOT SIZE: 10467 square feet

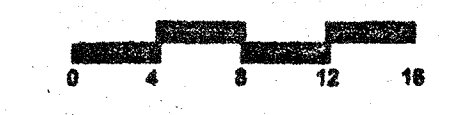
EXISTING LOT COVERAGE		% BUILDING	
2728	sq. ft.	26.27	%
1835	sq. ft.	18.09	%
4563	sq. ft.	44.36	%
TOTAL			

PROPOSED LOT COVERAGE		(include only added lot coverage)	
182	sq. ft.	1.82	%
1321	sq. ft.	13.62	%
TOTAL			

TOTAL LOT COVERAGE:		(sum of existing and proposed)	
2910	sq. ft.	28.09	%
3154	sq. ft.	30.71	%
5065	sq. ft.	48.80	%
TOTAL			



SCALE 1"=8'



CONSTRUCTION NOTES

- Contractor shall comply with all applicable codes and pull all necessary permits.
- Verify location of all underground utilities prior to any excavation
- Scale plan for all flat dimensions. Discrepancies between site and plan, or questions regarding construction details, shall be brought to the immediate attention of the Landscape Architect (714) 846-0968
- Landscape Architect is not responsible for the structural integrity of engineered items or soils & geology.
- All concrete shall cure to min. strength of 2500 psi. Paving and conc. base for stone/tile shall be min. 4" thick (5" for driveways) w/ #3 bars horiz. 16" o.c. bothways & center of slab. Provide min. 2" base of crushed aggregate on top of compacted & saturated subgrade. See plan for finish & crack control joints, see owner for color. Paving shall be poured to feature strips/borders, creating a "cold" joint.
- All new stucco shall match house in texture & finish
- All surface drainage shall be directed away from house
- Waterproof "dirt" side of all planter walls/raised bondbeams
- All const. waste/debris shall be containerized in "Athens" dumpsters (888) 336-5100
- Any re-inspection fee will be charged for an inspection which is not accessible, apprv'd plans not avail., or job not ready
- Any and all deviations from the Planning Commission apprv'd plans require that revised plans be submitted to the Planning Dept. (Commission for review & approval. (if applicable)
- All General/Sub Contractors, Architects, Engineers conducting business within the City of P.V.E. are req'd to maintain a current City Business License per Municipal Code Ordinance No. 092-559 and Resolution No. 892-72
- All work shall conform to the 2014 Calif. Building, Plumbing and Mechanical Codes and the 2014 Calif. Electrical Code
- All foundations shall bear upon like material
- Dust control measures; Material delivery & storage; Structure construction & painting; Concrete and solid waste management Per BMP's CA3, CA10, CA20, CA23 & BSC2 shall be maintained throughout the duration of the project

NOTE: Working hours for PVE are 7:00AM-7:00PM Mon.-Thurs., 7:00AM-5:30PM Friday and 9:00AM-5:30PM Saturday. NO work on Sunday

Structural Notes:

Masonry F'm = 1500psi, Mortar-1800 psi
Concrete F'c = 2500 psi, Grout- 2000 psi
Steel Fy, #3 & #4 -40 ksi, Grade 40, #5 -60 ksi, Grade 60

NOTE: Any planting or hardscape on City Right of Way will be required to be reviewed by the City. All planting that grows to height that becomes a view obstruction, will be required to be trimmed.

REVISIONS	BY
1	AM

lic. no. 2379
ALAN MCGREGOR
LANDSCAPE ARCHITECT
16332 bradbury ln., huntington beach, ca. 92647 (714) 846-0968

CONSTRUCTION CANNOT PLAN
RESIDENCE
AGUIRE
P.V.E.
2305 VIA AVALONE

DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
AM		9/30/20	1/2"=1'-0"		1